

ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION (AMMC)

(2003)

The following is a summary of processed Alternate Materials and Methods of Construction applications, which were filed, with the City of San Jose Building Division in year 2003. The paper copy of the original documents can be viewed at the City of San Jose Building Division. Due to copyright law, these documents can not be copied without a written consent of owner and designer. Individuals interested in viewing any particular AMMC document are encouraged to contact Paul Garcia at (408) 277-8666 or Roger Beaudoin at (408) 277-8170.

Since each application of AMMC request is uniquely tailored for a specific project to address a unique situation, the same approval may not be applicable to other projects even though there may be strong similarities between the projects. However, projects with similar AMMC request conditions may cite previous approvals as supporting evidence for their specific request.

AMMC #	Code Section †	Project Name or Address	Subject of Alternate	Approved Alternates / Actions
03-001	220	Tuscany Hill, Block 13	Exiting from 3 rd floor of an R-3	Install high density sprinkler system
03-002	1006.2.1	Tuscany Hill, Block 13	Exterior stairs are located within 5' area where openings are not permitted.	Stair construction to be non-combustible.
03-003	509	Helistop @ Good Samaritan Hospital	Elimination of guard rails on the elevated helistop	Installation of safety netting on the perimeter, in accordance to FAA/US Dept. of Transportation, provides acceptable alternate.
03-004	Table 5-A	Santana Row, Crate & Barrel	Openings are not permitted within 5' from property lines, protected less than 10'.	Install a 1-hour rated UL motorized fire shutter with fusible link at the loading dock.

03-005	311.2.2.1.3 exception 2	Terra Encantada	Use of R-1 under the PT slab	1) 3-hour area separation wall between R-1 and S-3. 2) R-1 opens directly to public way.
03-006	310.4	Mariani Loft	Emergency escape windows from lofts (bed rooms) are not provided	Increase the sprinkler heads from 4 to 15.
03-007	310.4	Terra Encantada	Egress window opens onto garage/utility yard	Create a 60" wide walkway at the podium level to accommodate egress and Fire Department ladder.
03-008	5-A	Montgomery Hotel	Addition of a new mezzanine within the existing building, therefore adding an extra story not allowed by CBC.	1) Addition of new mezzanine is OK under CHBC. 2) Upgrade the sprinkler system in the mezzanine.
03-009	310.4	Montgomery Hotel	Elimination of egress windows below the fourth floor	1) Windows to be openable minimum of 4 inches per exception 2 of section 310.4
03-010	1003.3.3.11	Santana Row, Valencia Hotel	Replacing roof access stairs with a roof hatch	1) A path on the roof top to connect all portions of roof. 2) Provide stairway signage approved by F.D.
03-011	5-A	Century Center Apt.	Eliminate requirement for 45 minute rated windows.	1) Install quick response sprinklers 2) 20-foot non-buildable easement to be created along the side with openings.
03-012	1004.2.2	50 W. Santa Clara	Allow seating area in the lobby/reception.	Provide heat detectors connected to fire alarm system in the reception area.
03-013	1003.3.1.8	50 W. Santa Clara	Locking elevator lobby doors after hours.	1) Electric locksets to be fail safe and release upon power failure, fire alarm activation and manual emergency pull station. 2) Doors to release upon activation of elevator seismic sensor trip. 3) Provide a sign above the manual pull

				station that states; "For emergency access to stairs, pull this pull station".
03-014	1003.3.1.8	50 W. Santa Clara	See 03-014	See 03-014
03-015	302.3	Market House	Vent ducts from the boiler room breach the 3 hour separation wall at the garage perimeter wall and can not be dampered.	The boiler room to be separated from garage with 1-hour separation.
03-016	1005.3.3 & 402.2	14271 Story Road	Use of central area with stairs to be classified as stairwell, not atrium since openings in central area are not large enough to be classified as an atrium	Central area shall be furnished with smoke control system per atrium requirements. Not allowed in central stair are: 1) Combustible Materials 2) Seating 3) Vending Machines
03-017	1202.2.7	1598 Monterey Road	The elimination of mechanical ventilation as required by CBC for a building storing motor vehicles	The vehicles will not operate under their own power within the building. The electrical battery on each vehicle will be disconnected. The vehicles will be towed to the facility and parked inside via a tow truck.
03-018	1003.3.1.8	1650 Technology Drive	Elevator lobby doors to be controlled by electronic card readers.	Add manual pull station at the lobby in the event of power loss. Electric lock to be fail safe and release upon activation of fire alarm, power failure, and seismic trip.
03-019	1003.3.1.8	225 W. Santa Clara St.	Elevator lobby doors to be controlled by electronic card readers.	Add manual pull station at the lobby in the event of power loss. Electric lock to be fail safe and release upon activation of fire alarm, power failure, and seismic trip.
03-020	1003.3.1.8	60 S. Market St.	Elevator lobby doors to be controlled by electronic card	Add manual pull station at the lobby in the event of power loss.

			readers.	Electric lock to be fail safe and release upon activation of fire alarm, power failure, and seismic trip.
03-021	1001.1	211 S. First St.	Allow egress across property lines.	Create a no-build zone within the 12-foot wide area between the hotel and existing property.
03-022	Table 5-A	211 S. First St.	Allow egress across property lines.	Create a no-build easement between two buildings.
03-023	1003.3.3.10	2581 Samaritan Dr.	Allow to leave openings unprotected when within 10feet of stairway.	Provide water curtain at the openings.
03-024	Table 5-A	Tierra Encantada	Allow unprotected openings in S-3 in less than 20' from the property line.	Install water curtain per Fire Dept. requirements.
03-025	310.4 & Table 5-A	1800 Evans Ln.	Rescue windows from bedrooms not opening into public right-away.	Provide water curtain at the affected windows.
03-026	704.2.6	Avignon Apts.	Alternate to one-hour ceiling requirement between garage and R-1 above.	Spray on Intumescent fire protection (Fire Free 88) paint.
03-027	1006.3.3.3	Evans Lane Apt.	Rescue windows from bedrooms not opening into public right-of-way.	Provide water curtain at the affected windows.
03-028	Table 5-A	Branham Lane Apts.	Allow unprotected opening within 20 feet of the assumed property line.	Provide one sprinkler head at the opening.
03-029	1003.3.1.8	1735 Technology Dr.	Provide keypad entry system installed at interior door (both sides) for security control.	1) Electric locksets to be fail safe and release upon power failure, fire alarm activation and manual emergency pull station.

				<ul style="list-style-type: none"> 2) Doors to release upon activation of seismic sensor trip. 3) Provide a sign above the manual pull station that states; "For emergency access to stairs, pull this pull station".
03-030	1006.2.1	Tuscany Hill	A Stairway is proposed to be located within 5' area where openings are not allowed.	Construction of stair to be non-combustible construction.
03-031	220	Tuscany Hill	Exiting from first floor when the first floor is over 6 feet above grade.	Install high density sprinkler system, as approved by the Fire Dept.
03-032	1007.3	301 Market St.	Special egress control device applied to 3 rd floor door serving as pool access and emergency exit.	Install a special egress control device meeting the requirement of section 1003.3.1.10. In addition to the panic device, a magnetic lock will be added to secure the door and control pool access.
03-033	1004.2.3.2	1290 Lick Ave.	3 rd story over 500 sq. ft. with one exit.	<ul style="list-style-type: none"> 1) Enhance NFPA 13D; I) 4-head hydraulic ii) sprinkler closets iii) sprinkler bathrooms iv) sprinklers in the bathrooms. 2) One Hour construction throughout.
03-034	1003.3.1.10	151 Almaden Blvd.	An egress door from garage is controlled by an access control system.	<ul style="list-style-type: none"> 1) Fire alarm system to initiate un-locking security panel when garage is in alarm mode. 2) Emergency door release pull station to be located adjacent to door for unlocking of door in emergency situations.
03-035	Table 6-A	330 Stevens Creek Blvd.	Fabric awning in Type I-FR construction	<ul style="list-style-type: none"> 1) Provide fire retardant fabric awning and metal framing.

				2) Provide quick response sprinkler heads under the awning.
03-036	1003.3.1.8	225 W. Santa Clara	Locking elevator lobby doors after hours.	1) Electric locksets to be fail safe and release upon power failure, fire alarm activation and manual emergency pull station. 2) Doors to release upon activation of elevator seismic sensor trip. 3) Provide a sign above the manual pull
03-037	310.4	Branham Lane Apts.	To allow an area pop out at ground level of 3 story building with 2 nd and 3 rd floor bedrooms opening unto the pop out.	The pop out is not large enough to impede Fire Dept. access.
03-038	8-402 (Historical Code)	1146 Randal Ave. (Historical)	Exterior wall openings too close to the property line	Install sprinkler heads over the windows
03-039	1006.3.5.3	350 N. 2 nd St.	Operable windows on the first floor in the exit courts when require to be ¾-hour.	1) Provide tempered glass in metal framing. 2) Provide sprinklers over the openings.
03-040	Table 5A	Taylor Towers	Unprotected window openings too close to the property line	Provide sprinkler heads at the openings.
03-041	1004.3.4.3.1	350 N. 2 nd St.	Allow unprotected openings into corridor.	1) Provide tempered glass in metal framing. 2) Provide sprinklers over the openings.
03-042	311.2.2.1	350 N. 2 nd St.	Allow to locate R-1 under 3 hour PT slab	1) Provide 4 hour separation between R-1 and S-3. 2) Provide 6-foot-spaced quick response sprinkler heads, additional smoke detectors, and noncombustible ceilings.
03-043	1004.2.3.2	Lincoln Glen	Allow to increase 3 rd floor area to over 500 sq. ft.	1) Increase the type of construction to V-1 Hour.

				2) Upgrade the fire sprinklers from 13-D to 13.
03-044	504.6.2	Airport	Eliminate area separation between existing ticketing building and the new addition.	1) Provide a water curtain along the edge of existing and the new construction.
03-045	1004.2.3.2	Tuscany Hill	Allow to increase 3 rd floor area to over 500 sq. ft.	1) Increase the type of construction to V-1 Hour. 2) Upgrade the fire sprinklers from 13-D to 13.
03-046	705	1144 Coleman Ave.	Allow the roof projection beyond code-allowed maximum projection into a protected distance to the assumed property line.	1) Provide additional sprinkler along the roof overhang. 2) Protected exterior wall openings.
03-047	711.3	1144 Coleman Ave.	Allow the open space that atmospherically interconnects three floor levels.	1) Provide smoke detection system connected to the building's alarm. 2) Provide a smoke exhaust system within the open space.
03-048	1004.2.3.2	508 Hillsdale Ave.	Allow to increase 3 rd floor area to over 500 sq. ft.	1) Increase the type of construction to V-1 Hour. 2) Upgrade the fire sprinklers from 13-D to 13.
03-049	307.1.3	5300 Hellyer Ave.	Allow that the H-2 occupancy room to be located in the center of the building (not to have 25% of the perimeter wall as exterior wall, as required by Code.	Only flammable solid limited to 5 kg/bag can be handled/mixed.
03-050	310.4	The Works		1)
03-051	311.9.2.2	The Works		1)

03-052	508	1180 Murphy	Allow to eliminate a one-hour floor-ceiling assembly.	1) Apply intumescent paint coating to all exposed structural wood framing
03-053	1003.2.5	Century Theater, Santana Row	Eliminate the 2 nd means of egress leading directly to the outside.	Increase the sprinkler flow volume to ,2/3000.
03-054	1004.2.3.4	Century Theater, Santana Row	Eliminate 3 rd means of egress and panic hardware.	1) Increase the sprinkler flow volume to ,2/3000. 2) Increase sprinkler heads.
03-055	311.9.2.1	502 Meridian Ave.	Allow to convert part of the existing parking garage to a testing lab.	The testing area shall be within 4 hour rated construction with 3 hour rated openings.
03-056	1005.3.4	749 Story Road	Allow bathroom doors to open into 1 hour passageway.	Increase the type of construction of passageway to two hour.
03-057	1005.3.3	14271 Story Road	Central area to be classified as stairwell, not atrium.	1) Provide a smoke control system using the pressurization method per consultant report. 2) All openings to the stair enclosure shall be a one-hour fire-smoke assembly. 3) Sprinkler system in the enclosure shall be separate from the system serving the rest of the building.
03-058	-	808 Lenzen Ave.	Stair from grade to podium has a 90 degree turn, hence creating difficulty for FD to carry a rescue ladder.	Provide a ladder at the podium to be mounted at a certain location.
03-059	310.4	808 Lenzen Ave.	Bed room egress window is not directly opening out. Fire fighters will have to step on a 5' roof to reach the window	The subject roof should be built as a 2 hour construction.
03-060	713.11		Unprotected opening too close to the property line.	1) Provide W.I.W. within at the openings. 2) Increase the sprinkler density.

				3) Provide hose valve with 130 ft. line-of-travel coverage.
03-061				
03-062	505	1865 Lundy Ave.	Area of a new building is beyond allowable area.	Create a non-buildable easement to provide the third side to increase allowable area.

† 2001 California Building Code, unless noted otherwise.